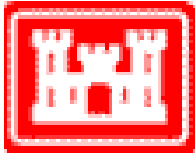


# PUBLIC NOTICE



US ARMY CORPS  
OF ENGINEERS

OMAHA DISTRICT

APPLICANT: GRAND PRAIRIE  
DEVELOPMENT, LLC  
APPLICATION NO: 200330476  
WATERWAY: WETLANDS  
ISSUE DATE: APRIL 1, 2005  
EXPIRATION DATE: APRIL 22, 2005

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Regulatory Office, 28563 Powerhouse Rd, Room 118, Pierre, SD 57501  
<https://www.nwo.usace.army.mil/html/od-rsd/frame.html>

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**21-DAY NOTICE**

## JOINT NOTICE OF PERMIT PENDING

US ARMY CORPS OF ENGINEERS  
AND  
SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

The application of Grand Prairie Development, LLC, Sioux Falls, South Dakota, for approval of plans and issuance of a permit under authority of the Secretary of the Army is being considered by the District Engineer, US Army Engineer District, Omaha, Nebraska.

The applicant requests authorization to perform fill placement activities in wetlands (waters of the United States) in association with the construction of a residential subdivision development (Grand Prairie Addition to the City of Sioux Falls). The project is located in the Southwest Quarter of Section 14, Township 100 North, Range 50 West, latitude 43-28-45.3937, longitude 96-43-26.5799, Lincoln County, South Dakota.

The proposed project will consist of developing approximately 76 acres of existing farmland by grading the site to proposed elevations and contours to establish single-family home sites. Within the limits of this property are six (6) wetland sites totaling approximately 7.7 acres that have been determined to be waters of the United States. Approximately 3.7 acres of wetland area would be filled by the project construction. The applicant has provided a preliminary compensatory mitigation proposal to replace the wetlands at a ratio of 1.5 acres of new wetlands created to each acre of wetland impacted. 2.85 acres of wetlands would be created onsite by expanding existing wetlands considered to be of higher quality that would be avoided by the project construction activities. An additional 1.8 acres of wetlands would be created at an offsite location, approximately 5-miles southwest of the development site, adjacent to Ninemile Creek. Two separate detention pond and Best Management Practices ("bmp") facilities are planned for the site to treat storm water runoff from the development prior to release to the wetlands and downstream waterways. The "bmp" structures consist of extended detention basins for sediment removal that incorporate a concrete outlet control at the pond outfall location.

The purpose of the project is to prepare the site for the construction of roadways, building lots and infrastructure related to the residential development. The design/layout is intended to enhance and utilize wetlands as a beneficial amenity to the development. No specific design has been completed for the proposed mitigation site adjacent to Ninemile Creek.

The South Dakota Department of Environment and Natural Resources, Division of Environmental Services, 523 East Capitol Avenue, Pierre, South Dakota, 57501-3181, will review the proposed project for state certification in accordance with the provisions of Section 401 of the Clean Water Act. The certification, if issued, will express the State's opinion that the operations undertaken by the applicant will not result in a violation of applicable water quality standards. The South Dakota Department of Environment and Natural Resources hereby incorporates this public notice as its own public notice and procedures by reference (ARSD 74:51:01).

Omaha District will comply with the National Historic Preservation Act of 1966, as amended. We have checked the National Register of Historic Places and "its current supplements," and no property listed in the Register or proposed for listing is located in the permit area. This is the extent of our knowledge about historic properties in the permit area at this time. However, we will evaluate input by the State Historic Preservation Officer and the public in response to this public notice, and we may conduct or require a reconnaissance survey of the permit area or check for unknown historic properties, if warranted.

In compliance with the Endangered Species Act, a preliminary determination has been made that the described work will not affect species designated as threatened or endangered or adversely affect critical habitat. In order to complete our evaluation of this activity, comments are solicited from the U.S. Fish and Wildlife Service and other interested agencies and individuals.

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposals must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the activity will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and, in general the needs and welfare of the people. In addition, the evaluation of the impacts of the project on public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental

Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reason for holding a public hearing. The request must be submitted to the US Army Corps of Engineers, South Dakota Regulatory Office, 28563 Powerhouse Road, Room 118, Pierre, South Dakota 57501.

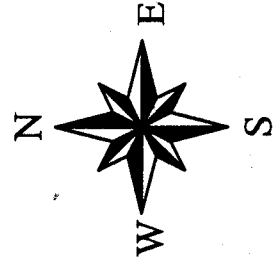
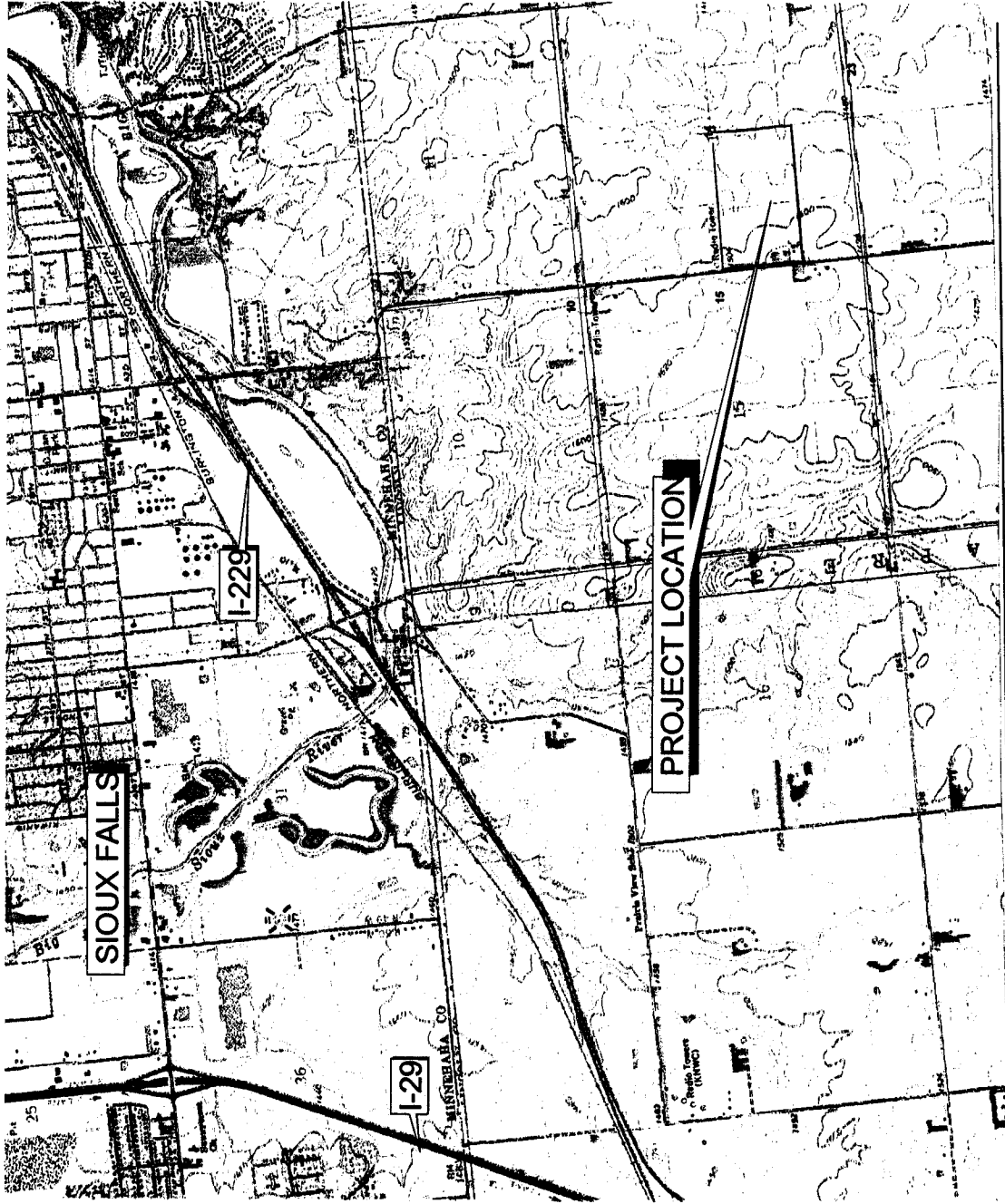
Any interested party (particularly officials of any town, city, county, state, Federal agency, Indian Tribe, or local association whose interests may be affected by the proposed work) is invited to submit to this office, written facts, arguments, or objections on or before April 22, 2005. Any agency or individual having an objection to the proposed work should specifically identify it as an objection with clear and specific reasons. Comments, both favorable and unfavorable, will be accepted, made a part of the record and will receive full consideration in subsequent actions on this permit application. All replies to the public notice should be addressed to the address listed in the previous paragraph. Thomas A Lowin, telephone number (605) 224-8531, may be contacted for additional information.

Comments received after the close of the business day on the expiration date of this public notice will not be considered.

This project, if authorized, will be under the provisions of Section 404 of the Clean Water Act.

Drawings showing the location and extent of the work are attached to this notice.

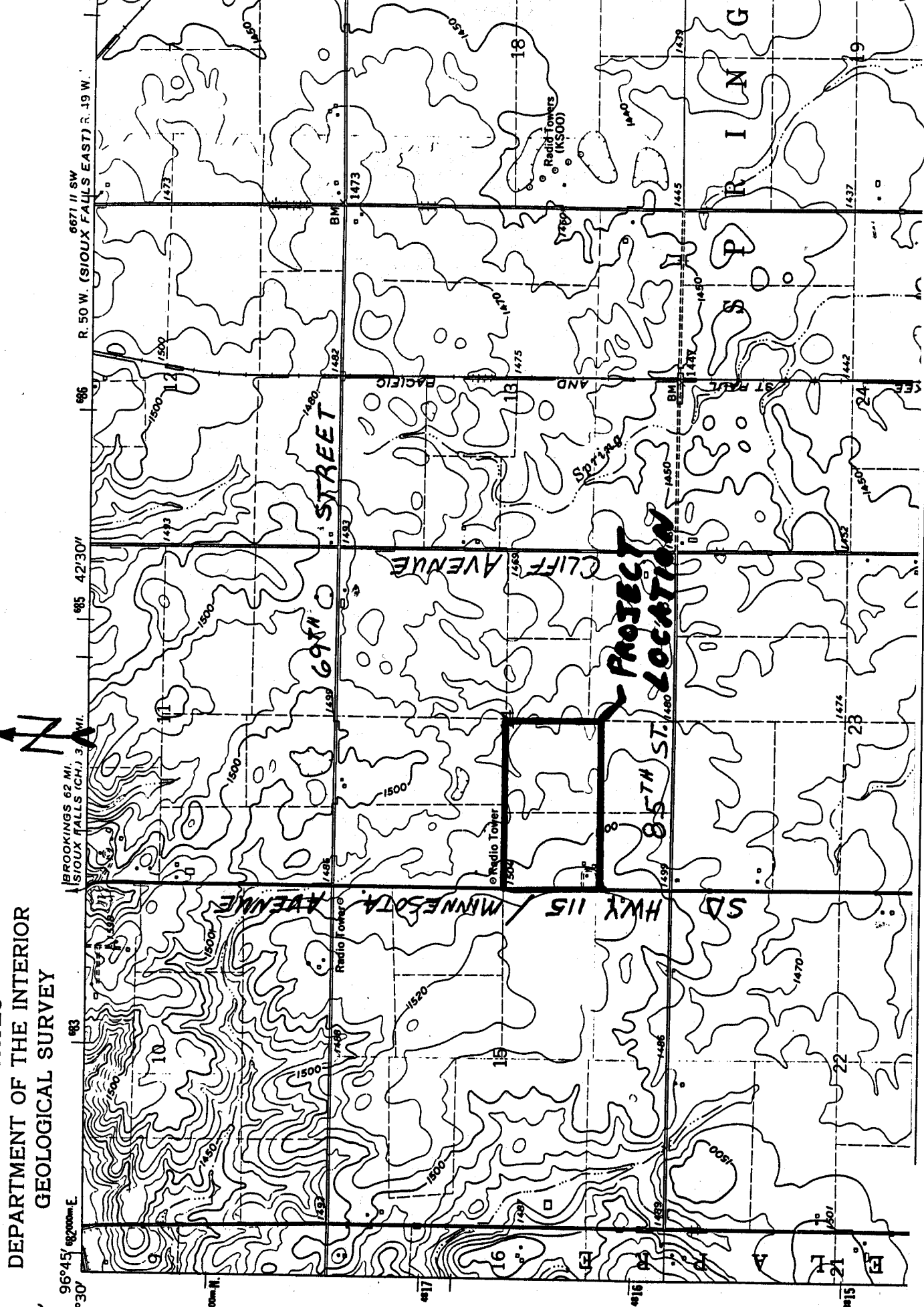
Grand Prairie Addition - Vicinity Map



IN wetlands  
AT Sec. 14/T100/R50W  
COUNTY Lincoln  
DATE 4/1/2005  
SHEET 1 of 5

**PURPOSE:** Residential Development  
**APPLICATION BY:**  
Grand Prairie Development, LLC  
No. 200330476

DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

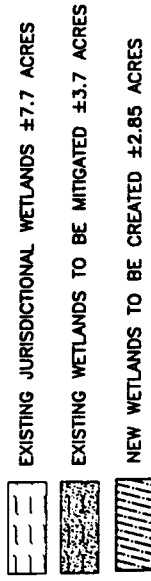


PURPOSE: Residential Development

APPLICATION BY:  
Grand Prairie Development, LLC  
No. 200330476

IN wetlands  
AT Sec. 14/T100/R50W  
COUNTY Lincoln  
DATE 4/1/2005  
SHEET 2 of 5

# NORTH

[illegible]

<b>THE GRAND PRAIRIE</b>	<b>EXHIBIT 4</b>
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## IN wetlands

**AT** Sec. 14/T100/R50W

**COUNTY Lincoln**

**DATE** 4/1/2005

**SHEET 3 of 5**

APP. No. 200330476

CERTIFIED WETLAND DETERMINATION

Legal Description SW<sup>1</sup>/<sub>4</sub> Sec 14 160-50

Date 12-2-03 By Bachman

(W) Wetland

(FW) Ditched or Tiled prior to 12-23-85 but still wetland

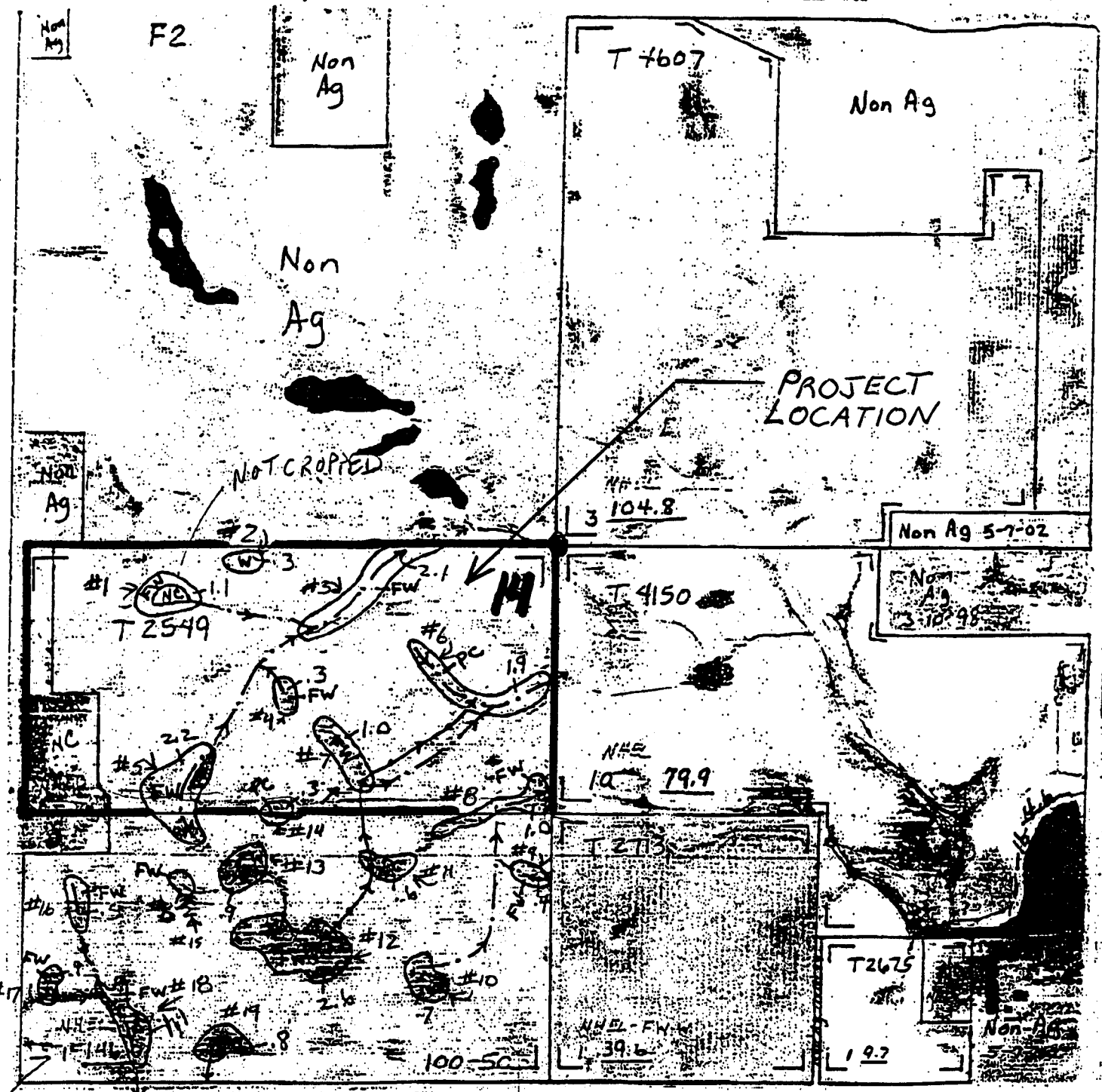
(PC) Converted Wetland prior to 12-23-85

(CW + year) Converted wetland after 12-23-85

( — • — • — • — ) Ditched prior to 12-23-85

( — — — — — ) Tiled prior to 12-23-85

( — NI — ) Not Inventoried—Potential Other Waters



PURPOSE: Residential Development

APPLICATION BY:

Grand Prairie Development, LLC  
No. 200330476

IN wetlands

AT Sec. 14/T100/R50W

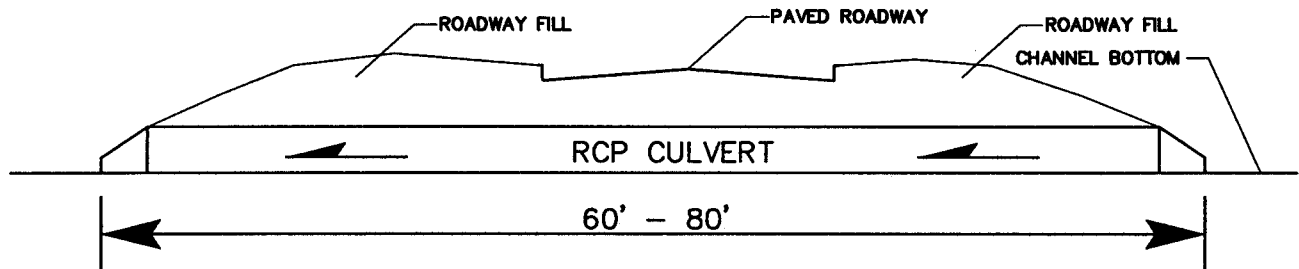
COUNTY Lincoln

DATE 4/1/2005

SHEET 4 of 5

# EXHIBIT #6

## PUBLIC STREET CHANNEL CROSSING



APP. No. 200330476

DRAWING No.	2004-083
DRAWN BY	TWL
APPROVED BY	EPW
DATE	MAR2005



★ **WILLADSEN LUND ENGINEERING** ★  
902 SOUTH CLEVELAND AVENUE (605)338-6950  
SIOUX FALLS, SOUTH DAKOTA 57103

**PURPOSE:** Residential Development

**APPLICATION BY:**

Grand Prairie Development, LLC  
No. 200330476

**IN** wetlands

**AT** Sec. 14/T100/R50W

**COUNTY** Lincoln

**DATE** 4/1/2005

**SHEET** 5 of 5